

Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

Legislative Analysis

**Community Empowerment and Economic
Revitalization Committee**

Tuesday, March 8, 2005
2:00 PM
Commission Chamber

Charles Anderson, CPA
Commission Auditor

111 NW First Street, Suite 250
Miami, Florida 33128
305-375-4354

**Miami-Dade County Board of County Commissioners
Office of the Commission Auditor**

Legislative Analysis

**Community Empowerment and Economic Revitalization Committee
Meeting Agenda
March 8, 2005**

This Legislative Analysis contains the below listed items.

A written analysis for the below items are attached for your consideration. If you require further analysis of these or any other agenda items, please contact Gary Collins, Acting Chief Legislative Analyst, at (305) 375-1826.

Item Numbers

4(A)	4(D)
4(B)	8(B)
4(C)	

Acknowledgements--Analyses prepared by:
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LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION AUTHORIZING THE ALLOCATION OF \$775,000 FROM SURTAX INCENTIVE POOL FUNDS TO SUNSOUTH PLACE, INC. FOR THE SUNSOUTH PLACE APARTMENTS; AND AUTHORIZING THE COUNTY MANAGER OR HIS DESIGNEE TO EXECUTE ANY NECESSARY AGREEMENTS.

Miami-Dade Housing Agency

I. SUMMARY

This resolution authorizes an additional allocation of \$775,000 from Surtax Incentive Pool funds to Sunsouth Place, Inc., a rehabilitated 70-unit development for the formerly homeless and those needing affordable housing, located at 530 Meridian Avenue, Miami Beach, in Commission District 5.

- Carrfour Supportive Housing is the developer.

II. PRESENT SITUATION

Sunsouth Place, Inc. has received three previous allocations from Miami-Dade County through various funding channels:

- \$500,000 in 2001 Surtax Incentive Funds by R-1349-00
- \$104,395 in 2002 Surtax Incentive Funds by R-1355-01
- \$395,605 in 2002 HOME funds by R-1355-01

Name/Location	Funding Allocation to Date (2001-2005)	Proposed Funding Request	Reason for the Change
Sunsouth Place, Inc. 530 Meridian Avenue, Miami Beach, in Commission District 5	\$1,000,000	\$775,000	Increased Construction Costs, high insurance premiums

III. POLICY CHANGE AND IMPLICATION

This project consists of renovating a former tenant-style hotel into 70 single-room occupancy units for the formerly homeless and individuals earning up to 120% of the area median income. MDHA originally allotted 24 months to get the permitting and construction done on this project, with a completion date in 2003. However, the developer Carrfour encountered delays:

- Carrfour had to wait for the building's former owners to agree to sale.
- Carrfour had to wait for the tenants residing in the building to move out.
- Other funding agencies backed the project only after the County dedicated its Surtax funds.

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While the project was delayed, construction costs and insurance premiums continued to soar hence the increase in the total project cost.

The project is now on track to be completed in August 2005. The developer has obtained the proper building permits and renovation began on January 19, 2005.

IV. ECONOMIC IMPACT

The economic impact is \$775,000 in additional funding.

- The County generally provides the primary source of funding for these projects.

V. COMMENTS AND QUESTIONS

This additional allocation was approved by the Affordable Housing Advisory Board on October 27, 2004.

MDHA cited the difficulty in securing facilities to house the homeless and formerly homeless. It is even more problematic to secure this type of housing in prime real estate locations such as Miami Beach.

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION AUTHORIZING THE ALLOCATION OF \$500,000 FROM SURTAX INCENTIVE POOL FUNDS TO PENINSULA HOUSING DEVELOPMENT INC. XVII FOR THE LA PALMA APARTMENTS; AND AUTHORIZING THE COUNTY MANAGER OR HIS DESIGNEE TO EXECUTE ANY NECESSARY AGREEMENTS.

Miami-Dade Housing Agency

I. SUMMARY

This item allocates \$500,000 from the Surtax Incentive Pool funds to Peninsula Housing Development, Inc. XVII, 91 rental unit development for the elderly, located at 1040 S.W. 1st Street, in Commission District 5.

II. PRESENT SITUATION

Peninsula Housing Development has received one previous allocation from Miami-Dade County in HOME funds for the amount of \$500,000 through R-1449-03.

III. POLICY CHANGE AND IMPLICATION

Name/Location	Original Funding Allocation (HOME funds)	Proposed Funding Request	Reason for the Change
La Palma Apartments, 1040 S.W. 1st Street, in Commission District 5	\$500,000	\$500,000	Increased Construction Costs.

IV. ECONOMIC IMPACT

The economic impact is \$500,000 in additional funding.

V. COMMENTS AND QUESTIONS

The Miami-Dade Housing Advisory Board approved this request at its June 30, 2004 meeting.

LEGISLATIVE ANALYSIS

ITEM 4 (C) RESOLUTION AUTHORIZING THE ALLOCATION OF \$1,100,000 FROM SURTAX INCENTIVE POOL FUNDS TO URBAN LEAGUE OF GREATER MIAMI, INC. FOR THE SUGAR HILL APARTMENTS; AND AUTHORIZING THE COUNTY MANAGER OR HIS DESIGNEE TO EXECUTE ANY NECESSARY AGREEMENTS.

Miami-Dade Housing Agency

I. SUMMARY

This resolution authorizes an additional \$1,100,000 in Surtax Incentive Pool funds to the Urban League of Greater Miami, Inc. (ULGM) for the Sugar Hill Apartments, which would bring the total allocated Surtax funds to date to \$3,100,000. This increase was recommended by the Miami-Dade Housing Agency (MDHA) and approved by the Affordable Housing Advisory Board at its October 27, 2004 meeting. This new allocation will be available to draw down only after all other funds have been exhausted.

- The expected completion date for this project is in the first quarter of 2006.
- MDHA advises that "Attachment A" has the correct revised project cost.

II. PRESENT SITUATION

The original development, built in 1953, had 12 buildings with 190 rental units. This development is for families who earn less than 60% of the area median income.

Name/Location	Amount Awarded to Date (including Surtax & HOME funds)	Amount Drawn Down to Date	Recaptured/ Reprogrammed	Funds Available
Sugar Hill Apartments	\$4,658,065	\$3,359,213	\$2,476,000	\$1,298,852

III. POLICY IMPLICATIONS

The developer wants to preserve the shells of the existing buildings but replace the existing layouts with a mixture of new, layouts of two and three bedroom rental units totaling 132 new rental units.

IV. ECONOMIC IMPACT

\$1,100,000	Surtax Incentive Pool Funds
<u>\$2,000,000</u>	Previously Allocated Surtax Funds
\$3,100,000	Revised Allocation

\$9,296,804	Previous Projected Cost
\$11,835,173	Revised Projected Cost

V. COMMENTS AND QUESTIONS

The expected completion date for this project is in the first quarter of 2006.

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

***TARGETED JOBS INCENTIVE FUND PROGRAM PARTICIPATION FOR MIAMI
TECH LINE MAINTENANCE.***

Office of Community and Economic Development

I. SUMMARY

The Office of Community and Economic Development recommends that the Board of County Commissioners approve the attached Targeted Job Incentive Fund (TJIF) application and agreements.

II. PRESENT SITUATION

The TJIF is an initiative by The Beacon Council and Miami-Dade County patterned after the State of Florida Qualified Target Industry Tax Refund Program (QTI). The program's intent is to attract relocating out-of-area businesses and encourage expansion of existing local companies by providing cash incentive awards.

III. POLICY CHANGE AND IMPLICATION

None.

IV. ECONOMIC IMPACT

Project Name	New Jobs	Capital Investment	Miami-Dade New Incremental Tax Revenue Generated	Incentive Award	Net Revenue Benefit to Miami-Dade
Miami Tech Line Maintenance	200	\$525,000	\$ 42,757	\$ 39,000	\$ 3,757

V. COMMENTS AND QUESTIONS

None.

LEGISLATIVE ANALYSIS

SUMMARY REPORT OF ECONOMIC DEVELOPMENT AND JOB CREATION/RETENTION IMPACTS DURING FY 2003-04

County Manager

SUMMARY

This report indicates the number of jobs created/retained and leveraged funding generated in Miami-Dade County as the result of the County's FY 2003-04 investment in various Housing Agency, Task Force on Urban Economic Revitalization, Homeless Trust, Beacon Council, and Office of Community and Economic Development programs. A program-by-program listing for each of the departments/agencies is included. In total, the report indicates that:

- \$36,528,214 in direct funding was provided by the County in FY 2003-04;
- \$124,290,808 in additional funds were leveraged; and
- 7,439 jobs were created/retained.

Comparison of this report with reports from other sources provides perspective on the jobs in the State of Florida and Miami-Dade County.

- Per the February 2005 "Workforce Estimating Conference" of the Florida Agency for Workforce Innovation:
 - Annual job creation rate in Miami-Dade County through 2012 is projected to be 31.7% less than the statewide projection. (Extracts in Attachment #1)
 - +1.36% per year in Miami-Dade
 - +1.99% per year statewide
 - The "Florida Statewide Targeted Occupation List" was updated for 2005-06 to better enable consideration of occupations with higher than average growth rates or higher salaries. (Attachment #2).
 - Citing data from the U.S. Bureau of Labor Statistics, median earnings in 2003 showed marked increases with education and unemployment rates showed marked decreases:

Education	Median Earnings	Unemployment Rate
Some high school, no diploma	\$20,592	8.8%
High school graduate	\$28,808	5.5%
Some college, no degree	\$32,344	5.2%
Associate degree	\$34,944	4.0%
Bachelor's degree	\$46,800	3.3%
Master's degree	\$55,328	2.9%

- Per the U.S. Census Bureau (See Attachment #3):
 - Per capita income in Miami-Dade County (1999) was 14.2% less than statewide (\$18,497 vs. \$21,557);
 - Median household income in Miami-Dade County (1999) was 7.3% less than statewide (\$35,966 vs. \$38,819); and

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- Retail sales per capita in Miami-Dade County (1997) were 5.6% less than statewide (\$9,718 vs. \$10,297).
- Per the October 2004 Brookings Institution report "Pulling Apart: Economic Segregation among Suburbs and Central Cities in Major Metropolitan Areas" (http://www.brookings.edu/metro/pubs/20041018_econsegregation.htm) (Extracts in Attachment #4):
 - "Central City" per capita income in 2000 was 79.03% of "Suburban" per capita income, an improvement from 67.26% in 1990 and 74.49% in 1980;
 - 5 of the 100 poorest suburban "Census Designated Places" (CDPs) in the U.S. in 2000 were in Miami-Dade County when ranked by ratio of CDP per capita income to regional per capita income:
 - In Southwest Miami-Dade County:
 - Homestead Base CDP (10th poorest in the U.S),
 - Naranja CDP (#41)
 - Florida City CDP (#76),
 - Goulds CDP (#97);
 - In Northwest Miami-Dade County:
 - Gladeview CDP (#56).
 - 4 of the 100 most affluent suburban CDPs in the U.S. in 2000 were in Miami-Dade County when ranked by ratio of CDP per capita income to regional per capita income:
 - In Southeast Miami-Dade County:
 - Fisher Island CDP (the most affluent CDP in the U.S.)
 - Key Biscayne CDP (#89)
 - In Northeast Miami-Dade County:
 - Indian Creek CDP (#2)
 - Golden Beach CDP (#29)
 - Bal Harbour CDP (#41)

PRESENT SITUATION

As reflected in the County Manager's report.

POLICY CHANGE AND IMPLICATION

Comparison of the report in this Agenda Item with other economic data may justify increasing emphasis on job creation, education and targeted job training programs.

ECONOMIC IMPACT

Per the report in this Agenda Item.

COMMENTS AND QUESTIONS

None.

Miami-Dade County Job Projections (2004-2012) by Industry

Industry	Employment		Annual Change	
	2004	2012	Total	Percent
Total, All Industries	1,133,010	1,256,474	15,433	1.36
Agriculture, Forestry, Fishing and Hunting				
Mining	8,607	8,089	-65	-0.75
Construction	451	374	-10	-2.13
Manufacturing	39,883	43,161	410	1.03
Trade, Transportation, and Utilities	53,900	48,103	-725	-1.34
Wholesale Trade	263,499	282,090	2,324	0.88
Retail Trade	72,431	78,180	719	0.99
Transportation and Warehousing	122,186	128,080	737	0.60
Information	65,675	72,730	882	1.34
Financial Activities	32,995	36,958	495	1.50
Finance and Insurance	68,666	74,162	687	1.00
Real Estate and Rental and Leasing	46,618	50,799	523	1.12
Professional and Business Services	22,048	23,363	164	0.75
Education and Health Services	160,667	191,482	3,852	2.40
Educational Services	137,322	169,812	4,061	2.96
Health Care and Social Assistance	27,640	32,904	658	2.38
Leisure and Hospitality	109,682	136,908	3,403	3.10
Arts, Entertainment, and Recreation	93,497	107,648	1,769	1.89
Accommodation and Food Services	11,968	14,281	289	2.42
Other Services (Except Government)	81,529	93,367	1,480	1.81
Government	40,714	44,762	506	1.24
Federal Government	155,447	173,276	2,229	1.43
State Government	20,752	20,513	-30	-0.14
Local Government	19,145	21,277	266	1.39
Self-Employed and Unpaid Family Workers	115,550	131,486	1,992	1.72
	77,362	76,557	-101	-0.13

Attachment#2

2005-06 Florida Statewide Targeted Occupations List (TOL)

Sorted by Occupational Title

Workforce Estimating Conference 2005-06 Selection Criteria:

- 1 FLDOE Training Codes 3 (PSAV Certificate) and 4 (Community College Credit/Degree)
- 2 150 annual openings and a projected annual growth rate above the average growth rate for all occupations (1.99%) or 360 annual openings with any positive growth
- 3 Mean Wage of \$11.06/hour and Entry Wage of \$9.00/hour
- 4 High Skill/High Wage (HSHW) Occupations: Mean Wage of \$17.35/hour and Entry Wage of \$11.06/hour

		Based on		2012 Projections		Current		New to	
		Annual	Annual	2004 Hourly Wage	2004 Hourly Wage	Training	2005-06		
		Percent	Openings	Mean	Entry	Code	TOL		
SOC Code	HSHW								
SOC Title									
113011	HSHW	Administrative Services Managers	2.21	438	33.01	18.17	4		
413011	HSHW	Advertising Sales Agents	1.82	350	23.32	11.10	3	New	
132021	HSHW	Appraisers and Assessors of Real Estate	2.58	348	20.63	13.17	3	New	
173011	HSHW	Architectural and Civil Drafters	1.58	429	19.22	13.74	3		
493021		Automotive Body and Related Repairers	1.81	392	16.75	9.47	3		
493023		Automotive Service Technicians and Mechanics	1.99	2,309	16.17	9.89	3		
472021		Brickmasons and Blockmasons	3.14	427	15.97	11.36	3		
493031		Bus and Truck Mechanics and Diesel Engine Specialists	1.70	569	16.44	11.77	3		
292031		Cardiovascular Technologists and Technicians	3.97	194	17.84	10.61	4		
472031		Carpenters	2.36	2,461	14.78	10.27	3		
472051		Cement Masons and Concrete Finishers	4.04	822	14.26	9.81	3		
351011		Chefs and Head Cooks	2.05	361	17.17	9.81	3		
131031	HSHW	Claims Adjusters, Examiners, and Investigators	2.20	547	22.32	14.43	3		
272022	HSHW	Coaches and Scouts	2.01	252	27.87	14.23	4	New	
113021	HSHW	Computer and Information Systems Managers	3.56	481	46.23	28.20	4		
151021	HSHW	Computer Programmers	1.08	698	31.65	19.36	3		
151031	HSHW	Computer Software Engineers, Applications	3.66	727	36.73	24.44	3		
151032	HSHW	Computer Software Engineers, Systems Software	3.91	755	35.64	23.66	4	New	
151099	HSHW	Computer Specialists, All Other	4.05	305	28.25	12.03	3		
151041	HSHW	Computer Support Specialists	2.82	1,174	18.30	11.68	3		
151051	HSHW	Computer Systems Analysts	3.60	1,173	29.61	19.15	4		
474011	HSHW	Construction and Building Inspectors	2.18	269	20.97	15.06	3		
119021	HSHW	Construction Managers	2.35	1,192	38.10	21.29	4		
333012		Correctional Officers and Jailers	1.91	1,304	16.44	13.72	3		
131051	HSHW	Cost Estimators	2.89	677	23.43	14.84	4	New	
151061	HSHW	Database Administrators	4.18	267	25.95	14.98	4		
319091		Dental Assistants	3.55	910	12.77	9.94	3		
292021	HSHW	Dental Hygienists	3.63	370	32.41	15.91	4		
333021	HSHW	Detectives and Criminal Investigators	2.20	324	25.42	17.51	3		
292032	HSHW	Diagnostic Medical Sonographers	2.88	158	21.95	16.06	4		
472081		Drywall and Ceiling Tile Installers	3.89	412	14.38	10.43	3		
173023	HSHW	Electrical and Electronic Engineering Technicians	1.30	365	20.86	14.31	4		
472111		Electricians	3.08	1,806	16.09	11.54	3		
292041		Emergency Medical Technicians and Paramedics	2.76	347	13.13	9.31	3		
192041	HSHW	Environmental Scientists & Specialists, Including Health	2.26	220	22.61	15.49	4		
436011		Executive Secretaries and Administrative Assistants	1.32	3,184	16.41	11.85	3		
132051	HSHW	Financial Analysts	2.56	307	28.64	16.21	4		
113031	HSHW	Financial Managers	2.34	833	41.40	24.20	4	New	
332011		Fire Fighters	2.36	1,101	18.72	10.68	3		
331021	HSHW	First-Line Superv. of Fire Fighting and Prevention Workers	2.23	219	28.40	19.38	3		

2005-06 Florida Statewide Targeted Occupations List (TOL)

Sorted by Occupational Title

Workforce Estimating Conference 2005-06 Selection Criteria:

- 1 FLDOE Training Codes 3 (PSAV Certificate) and 4 (Community College Credit/Degree)
- 2 150 annual openings and a projected annual growth rate above the average growth rate for all occupations (1.99%) or 360 annual openings with any positive growth
- 3 Mean Wage of \$11.06/hour and Entry Wage of \$9.00/hour
- 4 High Skill/High Wage (HSHW) Occupations: Mean Wage of \$17.35/hour and Entry Wage of \$11.06/hour

SOC Code	HSHW	SOC Title	Based on 2012 Projections				Current Training Code*	New to 2005-06 TOL
			Annual Percent Growth	Annual Openings	2004 Hourly Wage Mean	Entry		
351012		First-Line Superv. of Food Preparation & Serving Workers	2.05	1,765	13.86	9.29	3	New
371012		First-Line Superv. of Landscaping and Groundskeeping	2.29	382	17.08	11.28	3	New
531031	HSHW	First-Line Superv. of Material-Moving Vehicle Operators	1.33	398	24.10	14.39	3	New
491011	HSHW	First-Line Superv. of Mechanics, Installers, and Repairers	1.99	1,000	24.89	16.26	3	
431011	HSHW	First-Line Superv. of Office and Admin. Support Workers	1.10	2,502	20.22	13.00	4	
511011	HSHW	First-Line Superv. of Production and Operating Workers	1.32	850	22.71	14.06	3	New
411012	HSHW	First-Line Supervisors of Non-Retail Sales Workers	1.40	1,229	32.36	16.22	3	New
391021		First-Line Supervisors of Personal Service Workers	0.73	566	16.69	10.41	3	New
119051	HSHW	Food Service Managers	1.73	563	23.23	14.65	3	
111021	HSHW	General and Operations Managers	2.18	2,945	43.35	19.84	4	New
271024	HSHW	Graphic Designers	2.39	489	18.36	11.86	3	
499021		Heating, A.C., and Refrigeration Mechanics and Installers	3.76	1,165	15.89	11.27	3	
259031	HSHW	Instructional Coordinators	2.45	245	21.12	14.66	4	
413021	HSHW	Insurance Sales Agents	1.31	1,265	26.11	12.31	3	New
271025	HSHW	Interior Designers	2.93	292	23.42	13.51	3	
436012	HSHW	Legal Secretaries	2.33	656	17.59	13.39	3	
292061		Licensed Practical and Licensed Vocational Nurses	2.54	2,187	16.62	13.28	3	
132072	HSHW	Loan Officers	2.69	565	27.82	14.13	4	New
514041		Machinists	1.71	378	14.97	10.45	3	
499042		Maintenance and Repair Workers, General	2.20	3,029	13.48	9.00	3	New
112021	HSHW	Marketing Managers	2.42	343	41.42	21.75	4	
292012		Medical and Clinical Laboratory Technicians	2.43	364	15.03	10.27	4	
292011	HSHW	Medical and Clinical Laboratory Technologists	2.46	439	20.89	16.75	4	
119111	HSHW	Medical and Health Services Managers	3.39	480	38.09	22.28	3	
319092		Medical Assistants	5.29	1,983	11.60	9.35	3	
436013		Medical Secretaries	1.75	802	12.48	9.71	3	
319094		Medical Transcriptionists	3.20	270	14.19	10.27	3	
151071	HSHW	Network and Computer Systems Administrators	3.34	627	27.37	18.73	3	
151081	HSHW	Network Systems and Data Communications Analysts	4.94	957	28.23	18.35	3	
472073		Operating Engineers/Construction Equipment Operators	2.24	1,031	14.68	10.68	3	
472141		Painters, Construction and Maintenance	2.51	1,145	13.30	9.74	3	
232011	HSHW	Paralegals and Legal Assistants	3.42	754	20.01	14.37	3	
312021	HSHW	Physical Therapist Assistants	4.21	202	18.99	14.17	4	
291071	HSHW	Physician Assistants	4.49	183	31.44	17.09	4	
472161		Plasterers and Stucco Masons	3.01	314	15.72	10.97	3	
472152		Plumbers, Pipefitters, and Steamfitters	2.55	1,289	16.52	11.47	3	
333051	HSHW	Police and Sheriff's Patrol Officers	2.70	2,018	21.14	14.90	3	
272012	HSHW	Producers and Directors	2.31	184	29.16	14.93	4	
119141	HSHW	Property, Real Estate & Community Association Managers	1.58	678	22.90	11.76	4	
273031	HSHW	Public Relations Specialists	4.07	823	21.45	12.60	4	New

2005-06 Florida Statewide Targeted Occupations List (TOL)


Sorted by Occupational Title


Workforce Estimating Conference 2005-06 Selection Criteria:

- 1 FLDOE Training Codes 3 (PSAV Certificate) and 4 (Community College Credit/Degree)
- 2 150 annual openings and a projected annual growth rate above the average growth rate for all occupations (1.99%) or 360 annual openings with any positive growth
- 3 Mean Wage of \$11.06/hour and Entry Wage of \$9.00/hour
- 4 High Skill/High Wage (HSHW) Occupations:
Mean Wage of \$17.35/hour and Entry Wage of \$11.06/hour

SOC Code	HSHW	SOC Title	Based on		2012 Projections		Current Training Code*	New to 2005-06 TOL
			Annual Percent Growth	Annual Openings	2004 Hourly Wage Mean	2004 Hourly Wage Entry		
131023	HSHW	Purchasing Agents, Except Farm Products & Trade	1.64	504	21.60	14.36	4	New
292034	HSHW	Radiologic Technologists and Technicians	2.80	525	19.95	14.97	4	
419022		Real Estate Sales Agents	0.81	805	19.70	9.23	3	New
291111	HSHW	Registered Nurses	3.14	7,158	24.35	18.92	4	
291126	HSHW	Respiratory Therapists	4.03	427	19.43	15.92	4	
472181		Roofers	3.06	752	13.79	9.63	3	
112022	HSHW	Sales Managers	3.35	729	45.64	22.43	4	New
414011	HSHW	Sales Reps., Wholesale & Mfg, Tech. & Sci. Products	2.34	1,161	29.72	14.42	3	New
413031	HSHW	Securities, and Financial Services Sales Agents	2.28	699	37.82	14.61	4	New
492098		Security and Fire Alarm Systems Installers	3.22	241	16.15	11.33	3	
472211		Sheet Metal Workers	2.48	540	15.02	10.23	3	
472221	HSHW	Structural Iron and Steel Workers	2.78	178	17.97	12.54	3	
292055		Surgical Technologists	3.41	203	15.69	12.12	3	
173031		Surveying and Mapping Technicians	3.75	577	13.79	9.25	3	
499052		Telecommunications Line Installers and Repairers	2.40	511	16.66	11.24	3	
472044		Tile and Marble Setters	4.31	312	15.22	9.29	3	
113071	HSHW	Transportation, Storage, and Distribution Managers	2.01	162	37.31	22.53	3	
533032		Truck Drivers, Heavy and Tractor-Trailer	2.12	2,982	15.13	10.05	3	
251194	HSHW	Vocational Education Teachers, Postsecondary	3.70	332	20.67	13.11	3	
514121		Welders, Cutters, Solderers, and Brazers	2.54	825	13.94	9.94	3	

*Florida DOE determined training codes revised fall 2004

U.S. Census Bureau		
State & County QuickFacts		
	Florida QuickFacts	
People QuickFacts	Miami-Dade County	Florida
Population, 2003 estimate	2,341,167	17,019,068
Population, percent change, April 1, 2000 to July 1, 2003	3.9%	6.5%
Population, 2000	2,253,362	15,982,378
Population, percent change, 1990 to 2000	16.3%	23.5%
Persons under 5 years old, percent, 2000	6.5%	5.9%
Persons under 18 years old, percent, 2000	24.8%	22.8%
Persons 65 years old and over, percent, 2000	13.3%	17.6%
Female persons, percent, 2000	51.7%	51.2%
White persons, percent, 2000 (a)	69.7%	78.0%
Black or African American persons, percent, 2000 (a)	20.3%	14.6%
American Indian and Alaska Native persons, percent, 2000 (a)	0.2%	0.3%
Asian persons, percent, 2000 (a)	1.4%	1.7%
Native Hawaiian and Other Pacific Islander, percent, 2000 (a)	Z	0.1%
Persons reporting some other race, percent, 2000 (a)	4.6%	3.0%
Persons reporting two or more races, percent, 2000	3.8%	2.4%
White persons, not of Hispanic/Latino origin, percent, 2000	20.7%	65.4%
Persons of Hispanic or Latino origin, percent, 2000 (b)	57.3%	16.8%
Living in same house in 1995 and 2000*, pct age 5+, 2000	50.2%	48.9%
Foreign born persons, percent, 2000	50.9%	16.7%
Language other than English spoken at home, pct age 5+, 2000	67.9%	23.1%
High school graduates, percent of persons age 25+, 2000	67.9%	79.9%
Bachelor's degree or higher, pct of persons age 25+, 2000	21.7%	22.3%
Persons with a disability, age 5+, 2000	473,992	3,274,566
Mean travel time to work (minutes), workers age 16+, 2000	30.1	26.2
Housing units, 2002	878,448	7,624,378
Homeownership rate, 2000	57.8%	70.1%
Housing units in multi-unit structures, percent, 2000	45.5%	29.9%
Median value of owner-occupied housing units, 2000	\$124,000	\$105,500
Households, 2000	776,774	6,337,929
Persons per household, 2000	2.84	2.46
Median household income, 1999	\$35,966	\$38,819
Per capita money income, 1999	\$18,497	\$21,557
Persons below poverty, percent, 1999	18.0%	12.5%
Notes:		
(a) Includes persons reporting only one race.		
(b) Hispanics may be of any race, so also are included in applicable race categories.		
Z: Value greater than zero but less than half unit of measure shown		
Source: US Census Bureau State & County QuickFacts, http://quickfacts.census.gov/qfd/states/12/12086.html		
Last Revised: Tuesday, 01-Feb-2005 15:48:45 EST		

U.S. Census Bureau		
State & County QuickFacts		
 Florida QuickFacts		
Business QuickFacts	Miami-Dade County	Florida
Private nonfarm establishments with paid employees, 2001	67,703	434,583
Private nonfarm employment, 2001	845,720	6,431,696
Private nonfarm employment, percent change 2000-2001	-1.0%	3.4%
Nonemployer establishments, 2000	206,071	1,074,020
Manufacturers shipments, 1997 (\$1000)	8,523,906	77,477,510
Retail sales, 1997 (\$1000)	\$20,720,567	\$151,191,241
Retail sales per capita, 1997	\$9,718	\$10,297
Minority-owned firms, percent of total, 1997	58.2%	22.0%
Women-owned firms, percent of total, 1997	23.6%	25.9%
Housing units authorized by building permits, 2002	14,606	185,431
Federal funds and grants, 2002 (\$1000)	\$11,883,710	\$104,813,756
Geography QuickFacts	Miami-Dade County	Florida
Land area, 2000 (square miles)	1,946	53,927
Persons per square mile, 2000	1,157.9	296.4
Metropolitan Area	Miami, FL PMSA	
FIPS Code	86	12
Source: US Census Bureau State & County QuickFacts, http://quickfacts.census.gov/qfd/states/12/12086.html		
Last Revised: Tuesday, 01-Feb-2005 15:48:45 EST		

**Appendix A. Central City and Suburban Per Capita Income Ratio: 2000, 1990, and 1980.
Ranked by 2000 index.**

Metro Area	Index, 2000	Rank, 2000	Index, 1990	Rank, 1990	Index, 1980	Rank, 1980
Hartford	49.19	(1)	53.68	(3)	60.62	(1)
Detroit	54.55	(2)	53.59	(2)	66.92	(3)
Milwaukee	58.28	(3)	62.89	(4)	76.92	(11)
Cleveland	59.86	(4)	53.46	(1)	63.05	(2)
Philadelphia	61.16	(5)	65.78	(5)	73.73	(7)
New York	65.23	(6)	67.63	(8)	72.50	(5)
Rochester	67.37	(7)	71.14	(11)	78.46	(12)
St. Louis	67.92	(8)	68.71	(9)	72.69	(6)
Buffalo	68.57	(9)	68.92	(10)	78.68	(13)
Providence	70.00	(10)	74.75	(12)	87.42	(24)
Chicago	73.06	(11)	67.44	(7)	71.17	(4)
Memphis	75.40	(12)	77.91	(16)	98.03	(40)
Boston	76.68	(13)	77.65	(15)	76.41	(10)
Miami	79.03	(14)	67.26	(6)	74.49	(8)
Louisville	79.29	(15)	79.96	(18)	83.16	(16)
West Palm Beach	79.31	(16)	77.41	(14)	79.31	(14)
Sacramento	80.17	(17)	86.96	(26)	92.85	(31)
Columbus	81.06	(18)	83.89	(22)	83.24	(17)
Grand Rapids	81.69	(19)	79.19	(17)	86.22	(21)
Jacksonville	82.55	(20)	89.50	(30)	88.43	(27)
San Antonio	82.67	(21)	75.73	(13)	75.43	(9)
Richmond	82.96	(22)	85.24	(23)	86.34	(22)
Norfolk	83.33	(23)	83.63	(21)	87.69	(25)
Cincinnati	83.46	(24)	81.49	(19)	89.00	(28)
Minneapolis	84.83	(25)	86.24	(24)	90.44	(30)
Phoenix	85.03	(26)	89.64	(31)	95.62	(35)
Kansas City	85.84	(27)	88.71	(28)	87.84	(26)
Dallas	87.19	(28)	98.45	(41)	102.28	(45)
New Orleans	87.47	(29)	90.25	(33)	85.91	(19)
Indianapolis	87.70	(30)	91.62	(35)	94.60	(34)
Pittsburgh	88.40	(31)	87.51	(27)	86.71	(23)
Denver	89.41	(32)	92.12	(37)	94.52	(33)
San Francisco	90.09	(33)	82.11	(20)	83.29	(18)
Houston	91.83	(34)	89.94	(32)	96.14	(37)
Nashville	93.47	(35)	108.93	(47)	101.44	(43)
Washington, DC	93.74	(36)	86.42	(25)	86.10	(20)
Portland	96.03	(37)	94.45	(38)	95.91	(36)
Austin	97.02	(38)	96.24	(39)	97.65	(38)
Oklahoma City	97.43	(39)	103.70	(45)	107.84	(46)
Los Angeles	99.91	(40)	100.40	(42)	102.11	(44)
Orlando	99.92	(41)	92.04	(36)	93.84	(32)
Tampa	100.89	(42)	91.28	(34)	89.42	(29)
Raleigh	102.20	(43)	106.37	(46)	109.20	(48)
Atlanta	103.30	(44)	89.05	(29)	80.35	(15)
San Diego	105.39	(45)	102.03	(43)	101.34	(42)
Salt Lake city	105.73	(46)	114.50	(49)	110.73	(49)
Las Vegas	105.88	(47)	96.27	(40)	97.69	(39)
Greensboro	109.22	(48)	109.15	(48)	108.81	(47)
Seattle	121.79	(49)	102.94	(44)	99.71	(41)
Charlotte	124.83	(50)	124.55	(50)	114.98	(50)

Appendix Table D. 100 Poorest Suburban Places, Ranked by Ratio of Per Capita Income to Regional Per Capita Income, 2000.

Rank	Place	Metropolitan Area	Per Capita Income	Ratio
1	Belle Glade Camp CDP, FL	West Palm Beach	\$4,995	0.17
2	Kaser village, NY	New York	\$5,147	0.21
3	New Square village, NY	New York	\$5,237	0.22
4	Fremd Village-Padgett Island CDP, FL	West Palm Beach	\$6,840	0.24
5	Colorado City town, AZ	Las Vegas	\$5,293	0.25
6	Lacoochee CDP, FL	Tampa	\$6,780	0.31
7	South Bay city, FL	West Palm Beach	\$9,126	0.32
8	Peach Springs CDP, AZ	Las Vegas	\$6,756	0.32
9	Caney City, TX	Dallas	\$7,980	0.33
10	Homestead Base CDP, FL	Miami	\$6,181	0.33
11	Acworth city, GA	Atlanta	\$8,519	0.34
12	Fidelity village, IL	St. Louis	\$7,798	0.34
13	Brooklyn village, IL	St. Louis	\$7,944	0.35
14	Mobile City, TX	Dallas	\$8,521	0.35
15	Wallace CDP, LA	New Orleans	\$6,625	0.35
16	Fort Devens CDP, MA	Boston	\$10,354	0.35
17	Ford Heights village, IL	Chicago	\$8,938	0.36
18	Cave town, MO	St. Louis	\$8,120	0.36
19	Pahokee city, FL	West Palm Beach	\$10,346	0.36
20	Schall Circle CDP, FL	West Palm Beach	\$10,352	0.36
21	Stacey Street CDP, FL	West Palm Beach	\$10,449	0.36
22	Wellston city, MO	St. Louis	\$8,262	0.36
23	Jennette town, AR	Memphis	\$7,571	0.37
24	Washington Park village, IL	St. Louis	\$8,495	0.37
25	Rosedale town, OK	Oklahoma	\$7,285	0.38
26	East Palo Alto city, CA	San Francisco	\$13,774	0.38
27	Prairie View city, TX	Houston	\$8,219	0.38
28	Iatan village, MO	Kansas City	\$8,895	0.38
29	Sunset city, AR	Memphis	\$7,766	0.38
30	Storrs CDP, CT	Hartford	\$9,947	0.38
31	St. Leo town, FL	Tampa	\$8,384	0.38
32	Moore Station city, TX	Dallas	\$9,378	0.39
33	Alorton village, IL	St. Louis	\$8,777	0.39
34	Belle Glade city, FL	West Palm Beach	\$11,159	0.39
35	Kinloch city, MO	St. Louis	\$8,798	0.39
36	Florence-Graham CDP, CA	Los Angeles	\$8,092	0.39
37	East Compton CDP, CA	Los Angeles	\$8,108	0.39
38	Robbins village, IL	Chicago	\$9,837	0.39
39	Mojave Ranch Estates CDP, AZ	Las Vegas	\$8,359	0.39
40	Wimauma CDP, FL	Tampa	\$8,597	0.39
41	Naranja CDP, FL	Miami	\$7,346	0.40
42	Killona CDP, LA	New Orleans	\$7,524	0.40
43	Camp Pendleton South GDP, CA	Los Angeles	\$8,415	0.41
44	Fort Belvoir CDP, VA	Washington DC	\$12,453	0.41
45	Lennox CDP, CA	Los Angeles	\$8,499	0.41
46	Camden city, NJ	Philadelphia	\$9,815	0.41
47	Cockrell Hill city, TX	Dallas	\$10,083	0.41
48	Lake Kathryn CDP, FL	Orlando	\$8,816	0.42

Appendix Table D. (continued)

Rank	Place	Metropolitan Area	Per Capita Income	Ratio
49	Langley Park CDP, MD	Washington DC	\$12,733	0.42
50	Cudahy city, CA	Los Angeles	\$8,688	0.42
51	Ranson town, WV	Washington DC	\$12,804	0.42
52	Jericho town, AR	Memphis	\$8,577	0.42
53	Limestone Creek CDP, FL	West Palm Beach	\$12,195	0.42
54	Adairsville city, GA	Atlanta	\$10,605	0.42
55	Hawk Cove city, TX	Dallas	\$10,375	0.43
56	Gladeview CDP, FL	Miami	\$7,941	0.43
57	Westgate-Belvedere Homes CDP, FL	West Palm Beach	\$12,382	0.43
58	Hillsdale village, MO	St. Louis	\$9,776	0.43
59	Maywood city, CA	Los Angeles	\$8,926	0.43
60	Alpharetta city, GA	Atlanta	\$10,812	0.43
61	Ault Field CDP, WA	Seattle	\$12,036	0.43
62	Anthonyville town, AR	Memphis	\$8,825	0.43
63	Urbancrest village, OH	Columbus	\$10,003	0.43
64	East Spencer town, NC	Charlotte	\$10,180	0.43
65	Gun Club Estates CDP, FL	West Palm Beach	\$12,560	0.44
66	Gilmore town, AR	Memphis	\$8,867	0.44
67	Foley city, MO	St. Louis	\$9,902	0.44
68	South Highpoint CDP, FL	Tampa	\$9,519	0.44
69	Bardwell city, TX	Dallas	\$10,666	0.44
70	Turrell city, AR	Memphis	\$8,908	0.44
71	Fort Dix CDP, NJ	Philadelphia	\$10,543	0.44
72	Kaibab CDP, AZ	Las Vegas	\$9,421	0.44
73	Auburn city, GA	Atlanta	\$11,126	0.44
74	Fifth Street CDP, TX	Houston	\$9,697	0.44
75	Lake Worth Corridor CDP, FL	West Palm Beach	\$12,825	0.45
76	Florida City, FL	Miami	\$8,270	0.45
77	Macomb town, OK	Oklahoma	\$8,695	0.45
78	Nobleton CDP, FL	Tampa	\$9,782	0.45
79	Laconia town, IN	Louisville	\$9,779	0.45
80	Austell city, GA	Atlanta	\$11,255	0.45
81	Lake Harbor CDP, FL	West Palm Beach	\$12,977	0.45
82	Huntington Park city, CA	Los Angeles	\$9,340	0.45
83	Arizona Village CDP, AZ	Las Vegas	\$9,591	0.45
84	Felicity village, OH	Cincinnati	\$10,490	0.45
85	Strasburg city, MO	Kansas City	\$10,655	0.46
86	Redwood CDP, TX	San Antonio	\$8,525	0.46
87	Hill 'n Dale CDP, FL	Tampa	\$10,029	0.46
88	Lynwood city, CA	Los Angeles	\$9,542	0.46
89	East Los Angeles CDP, CA	Los Angeles	\$9,543	0.46
90	Truesdale city, MO	St. Louis	\$10,483	0.46
91	Mayview city, MO	Kansas City	\$10,784	0.46
92	Plantation Mobile Home Park CDP, FL	West Palm Beach	\$13,325	0.46
93	Avondale Estates city, GA	Atlanta	\$11,629	0.46
94	Dade City North CDP, FL	Tampa	\$10,129	0.46
95	Otterville town, IL	St. Louis	\$10,588	0.47
96	Meridian town, OK	Oklahoma	\$9,056	0.47
97	Goulds CDP, FL	Miami	\$8,649	0.47
98	Dixmoor village, IL	Chicago	\$11,712	0.47
99	Ball Ground city, GA	Atlanta	\$11,769	0.47
100	Westmont CDP, CA	Los Angeles	\$9,765	0.47

Appendix Table C. 100 Most Affluent Suburban Places, Ranked by Ratio of Per Capita Income to Regional Per Capita Income, 2000.

Rank	Place	Metropolitan Area	Per Capita Income	Ratio
1	Fisher Island CDP, FL	Miami	\$236,238	12.78
2	Indian Creek village, FL	Miami	\$137,382	7.43
3	Hunting Valley village, OH	Cleveland	\$144,281	6.46
4	Mockingbird Valley city, KY	Louisville	\$134,745	6.19
5	Green Hills borough, PA	Pittsburgh	\$124,279	5.94
6	Rolling Hills city, CA	Los Angeles	\$111,031	5.37
7	Golf village, FL	West Palm Beach	\$144,956	5.03
8	Manalapan town, FL	West Palm Beach	\$143,729	4.99
9	Rancho Santa Fe CDP, CA	San Diego	\$113,132	4.93
10	Gulf Stream town, FL	West Palm Beach	\$133,651	4.64
11	Huntleigh city, MO	St. Louis	\$104,420	4.60
12	Hidden Hills city, CA	Los Angeles	\$94,096	4.55
13	Barton Creek CDP, TX	Austin	\$110,504	4.51
14	Piney Point Village city, TX	Houston	\$97,247	4.46
15	Country Life Acres village, MO	St. Louis	\$100,617	4.43
16	Crows Nest town, IN	Indianapolis	\$100,565	4.34
17	Bloomfield Hills city, MI	Detroit	\$104,920	4.31
18	Village of Indian Hill city, OH	Cincinnati	\$96,872	4.19
19	Hill Country Village city, TX	San Antonio	\$77,374	4.18
20	Fairbanks Ranch CDP, CA	San Diego	\$94,150	4.11
21	Hunts Point town, WA	Seattle	\$113,816	4.10
22	Mission Hills city, KS	Kansas City	\$95,405	4.09
23	River Hills village, WI	Milwaukee	\$94,479	4.08
24	Hunters Creek Village city, TX	Houston	\$88,821	4.07
25	Kenilworth village, IL	Chicago	\$100,718	4.03
26	Belle Meade city, TN	Nashville	\$104,908	4.00
27	Highland Park town, TX	Dallas	\$97,008	3.99
28	Bunker Hill Village city, TX	Houston	\$86,434	3.96
29	Golden Beach town, FL	Miami	\$73,053	3.95
30	Ladue city, MO	St. Louis	\$89,623	3.95
31	Glenview city, KY	Louisville	\$85,094	3.91
32	Fox Chapel borough, PA	Pittsburgh	\$80,610	3.85
33	Cherry Hills Village city, CO	Denver	\$99,996	3.82
34	Nichols Hills city, OK	Oklahoma	\$73,661	3.80
35	Sewickley Heights borough, PA	Pittsburgh	\$79,541	3.80
36	Palm Beach town, FL	West Palm Beach	\$109,219	3.79
37	Chenequa village, WI	Milwaukee	\$86,552	3.74
38	Scarsdale village, NY	New York	\$89,907	3.73
39	Bronxville village, NY	New York	\$89,483	3.72
40	Lake Aluma town, OK	Oklahoma	\$71,838	3.71
41	Bal Harbour village, FL	Miami	\$67,680	3.66
42	Woodland city, MN	Minneapolis	\$95,495	3.64
43	Malibu city, CA	Los Angeles	\$74,336	3.59
44	Westwood village, MO	St. Louis	\$80,990	3.57
45	Mettawa village, IL	Chicago	\$89,104	3.56
46	Olmos Park city, TX	San Antonio	\$65,697	3.55
47	Williams Creek town, IN	Indianapolis	\$82,132	3.54
48	Kirtland Hills village, OH	Cleveland	\$78,896	3.53

Appendix Table C. (continued)

Rank	Place	Metropolitan Area	Per Capita Income	Ratio
49	Oconomowoc Lake village, WI	Milwaukee	\$81,593	3.52
50	Glencoe village, IL	Chicago	\$88,059	3.52
51	Grand View-on-Hudson village, NY	New York	\$84,707	3.52
52	Minnetonka Beach city, MN	Minneapolis	\$91,844	3.50
53	Lake Angelus city, MI	Detroit	\$83,792	3.44
54	Alta town, UT	Salt Lake City	\$66,566	3.37
55	Winnetka village, IL	Chicago	\$84,134	3.36
56	Rolling Fields city, KY	Louisville	\$73,152	3.36
57	Gates Mills village, OH	Cleveland	\$74,732	3.35
58	Palos Verdes Estates city, CA	Los Angeles	\$69,040	3.34
59	Spring Hill town, IN	Indianapolis	\$77,390	3.34
60	Edgeworth borough, PA	Pittsburgh	\$69,350	3.31
61	Bratenahl village, OH	Cleveland	\$72,757	3.26
62	North Barrington village, IL	Chicago	\$81,243	3.25
63	Bentleyville village, OH	Cleveland	\$72,392	3.24
64	Chappaqua CDP, NY	New York	\$77,835	3.23
65	Moreland Hills village, OH	Cleveland	\$72,001	3.23
66	West University Place city, TX	Houston	\$69,674	3.20
67	Pepper Pike city, OH	Cleveland	\$71,255	3.19
68	Rye city, NY	New York	\$76,566	3.18
69	Beverly Hills city, CA	Los Angeles	\$65,507	3.17
70	Sunfish Lake city, MN	Minneapolis	\$82,347	3.14
71	Chevy Chase Village town, MD	Washington DC	\$95,174	3.14
72	Belvedere city, CA	San Francisco	\$113,595	3.10
73	Lake Forest city, IL	Chicago	\$77,092	3.08
74	Atherton town, CA	San Francisco	\$112,408	3.07
75	Oak Brook village, IL	Chicago	\$76,668	3.07
76	Indian Hills city, KY	Louisville	\$66,637	3.06
77	Bingham Farms village, MI	Detroit	\$74,588	3.06
78	Larchmont village, NY	New York	\$73,675	3.06
79	Town and Country city, MO	St. Louis	\$69,347	3.06
80	Hilshire Village city, TX	Houston	\$66,620	3.06
81	South Barrington village, IL	Chicago	\$76,078	3.04
82	Genesee CDP, CO	Denver	\$79,180	3.02
83	Sawgrass CDP, FL	Jacksonville	\$64,798	2.98
84	Manhattan Beach city, CA	Los Angeles	\$61,136	2.96
85	Mission Woods city, KS	Kansas City	\$68,713	2.95
86	Medina city, WA	Seattle	\$81,742	2.95
87	Barrington Hills village, IL	Chicago	\$73,629	2.94
88	Anchorage city, KY	Louisville	\$63,988	2.94
89	Key Biscayne village, FL	Miami	\$54,213	2.93
90	Inverness village, IL	Chicago	\$73,271	2.93
91	Franklin village, MI	Detroit	\$71,033	2.92
92	Woodlawn Heights town, IN	Indianapolis	\$66,385	2.86
93	San Marino city, California, CA	Los Angeles	\$59,150	2.86
94	Grosse Pointe Shores village, MI	Detroit	\$69,639	2.86
95	Woodside town, CA	San Francisco	\$104,667	2.86
96	Frontenac city, MO	St. Louis	\$64,532	2.84
97	Marina del Rey CDP, CA	Los Angeles	\$58,530	2.83
98	Belleair Beach city, FL	Tampa	\$61,569	2.83
99	Southside Place city, TX	Houston	\$57,021	2.61
100	University Park city, TX	Dallas	\$63,414	2.61